

香港人口的房屋特徵 Housing Characteristics of Hong Kong Population

重點 Highlights

01

有人居住的屋宇單位數目
在過去 10 年增加約 **31** 萬個

Number of occupied quarters
increased by around

0.31 million over the past 10 years



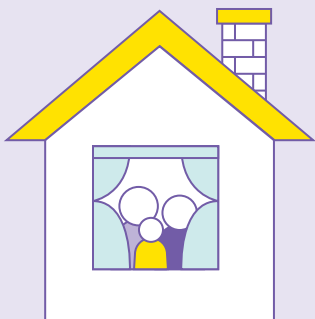
02

超過一半的人口居住在私人永久性房屋

More than half of the population
resided in private permanent housing



03



居住在自置物業內的家庭住戶比例下降 **3.5 個百分點**

Proportion of domestic households resided in the quarters they owned
decreased by **3.5 percentage points**

04

自置私人永久性房屋住戶
每月按揭供款及借貸還款中位數為

Owner-occupiers in private permanent housing
incurred a median monthly mortgage payment of



13,500

05

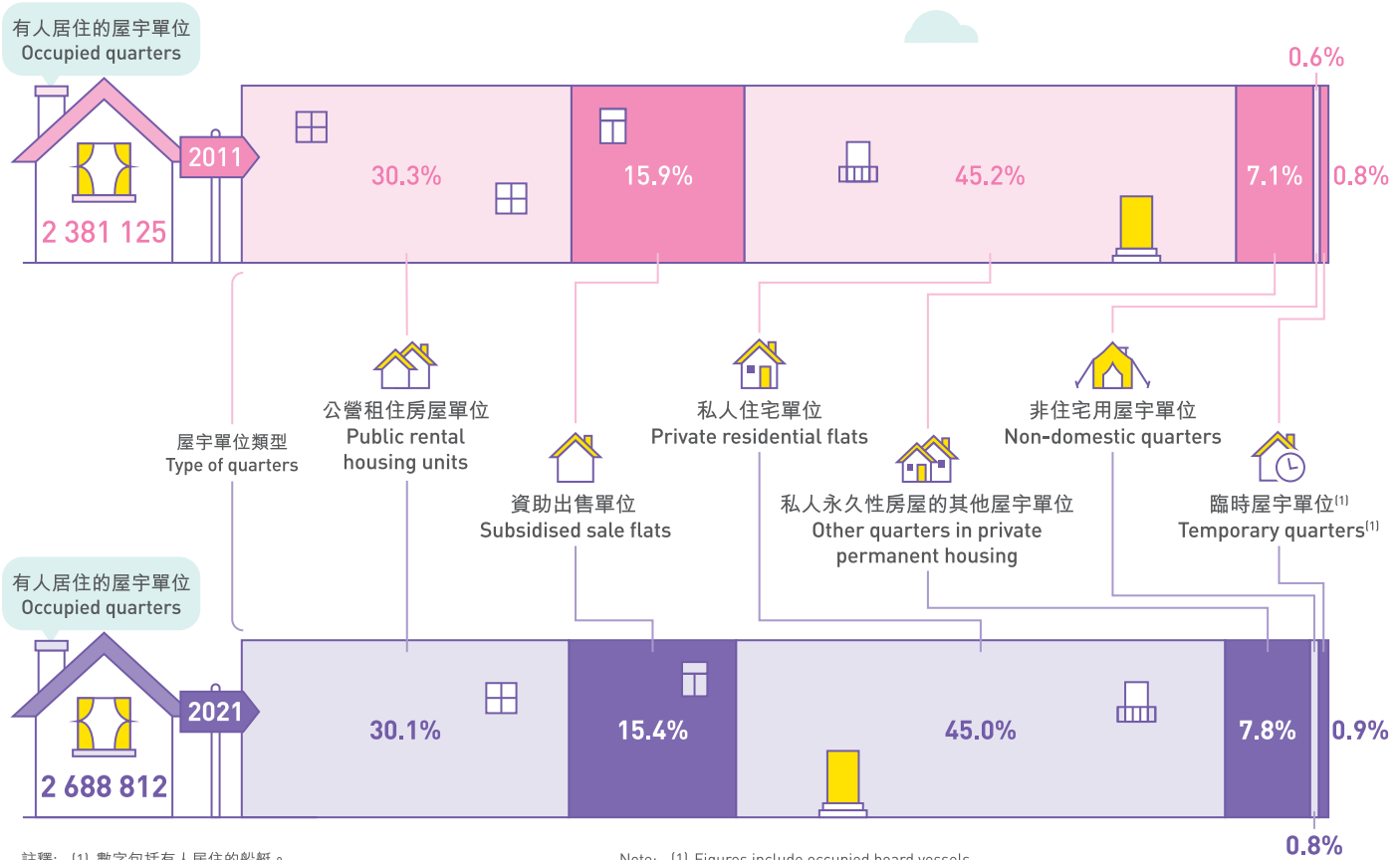
私人住宅單位租戶的每月租金中位數為

Rental households in private residential flats
recorded a median monthly rent of



12,000

01 2011 年及 2021 年按屋宇單位類型劃分的有人居住的屋宇單位分布 Distribution of occupied quarters by type of quarters, 2011 and 2021



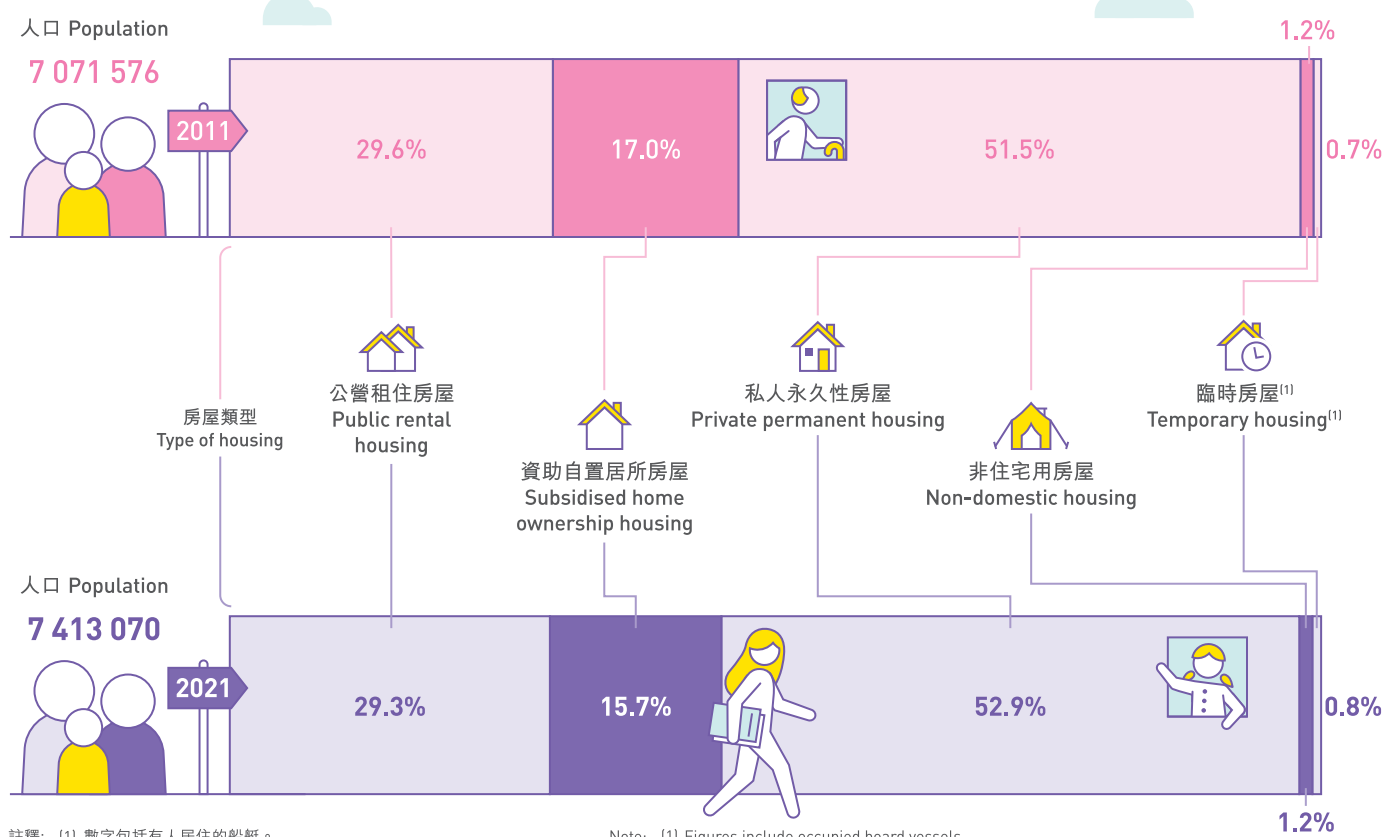
有人居住的屋宇單位數目在過去 10 年增加約 31 萬個

Number of occupied quarters increased by around 0.31 million over the past 10 years

1.1 香港有人居住的屋宇單位總數由 2011 年的 238 萬個增至 2021 年的 269 萬個，增加約 31 萬個。在 2021 年，私人住宅單位、公營租住房屋單位及資助出售單位分別佔所有有人居住的屋宇單位的 45.0%、30.1% 及 15.4%。有關比例與 10 年前相若。

In Hong Kong, the total number of occupied quarters increased by around 0.31 million from 2.38 million in 2011 to 2.69 million in 2021. Private residential flats, public rental housing units and subsidised sale flats constituted 45.0%, 30.1% and 15.4% of all occupied quarters respectively in 2021. The proportions were similar when compared to 10 years earlier.

02 2011 年及 2021 年按房屋類型劃分的人口分布 Distribution of population by type of housing, 2011 and 2021



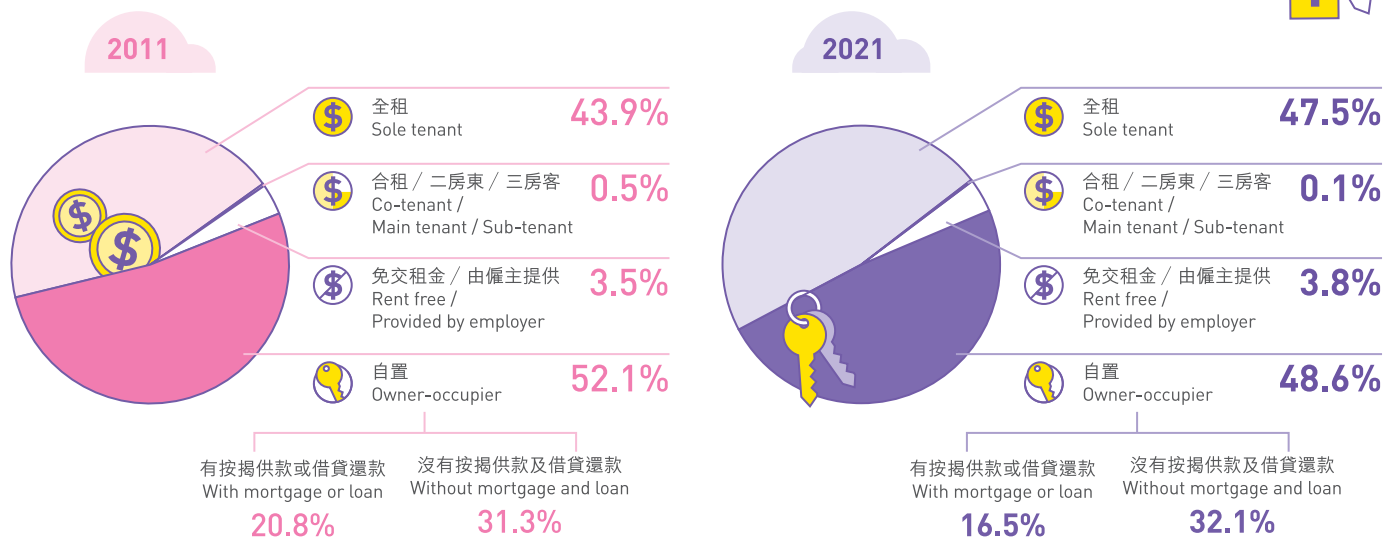
超過一半的人口居住在私人永久性房屋

More than half of the population resided in private permanent housing

2.1 在 2021 年，居住在私人永久性房屋的人口佔總人口的 52.9%，較 2011 年增加 1.4 個百分點。而居住在公營租住房屋及資助自置居所房屋的人口分別佔 29.3% 及 15.7%，較 10 年前分別下跌 0.2 及 1.4 個百分點。

In 2021, 52.9% of the population lived in private permanent housing, which showed an increase of 1.4 percentage points over that in 2011. The proportion of the population living in public rental housing and subsidised home ownership housing were 29.3% and 15.7% respectively, representing a decrease of 0.2 and 1.4 percentage points respectively when compared to 10 years ago.

03 2011 年及 2021 年按居所租住權劃分的家庭住戶⁽¹⁾數目分布 Distribution of domestic households⁽¹⁾ by tenure of accommodation, 2011 and 2021



註釋：(1) 數字不包括住在船艇上的家庭住戶。

Note: (1) Figures exclude domestic households living on board vessels.

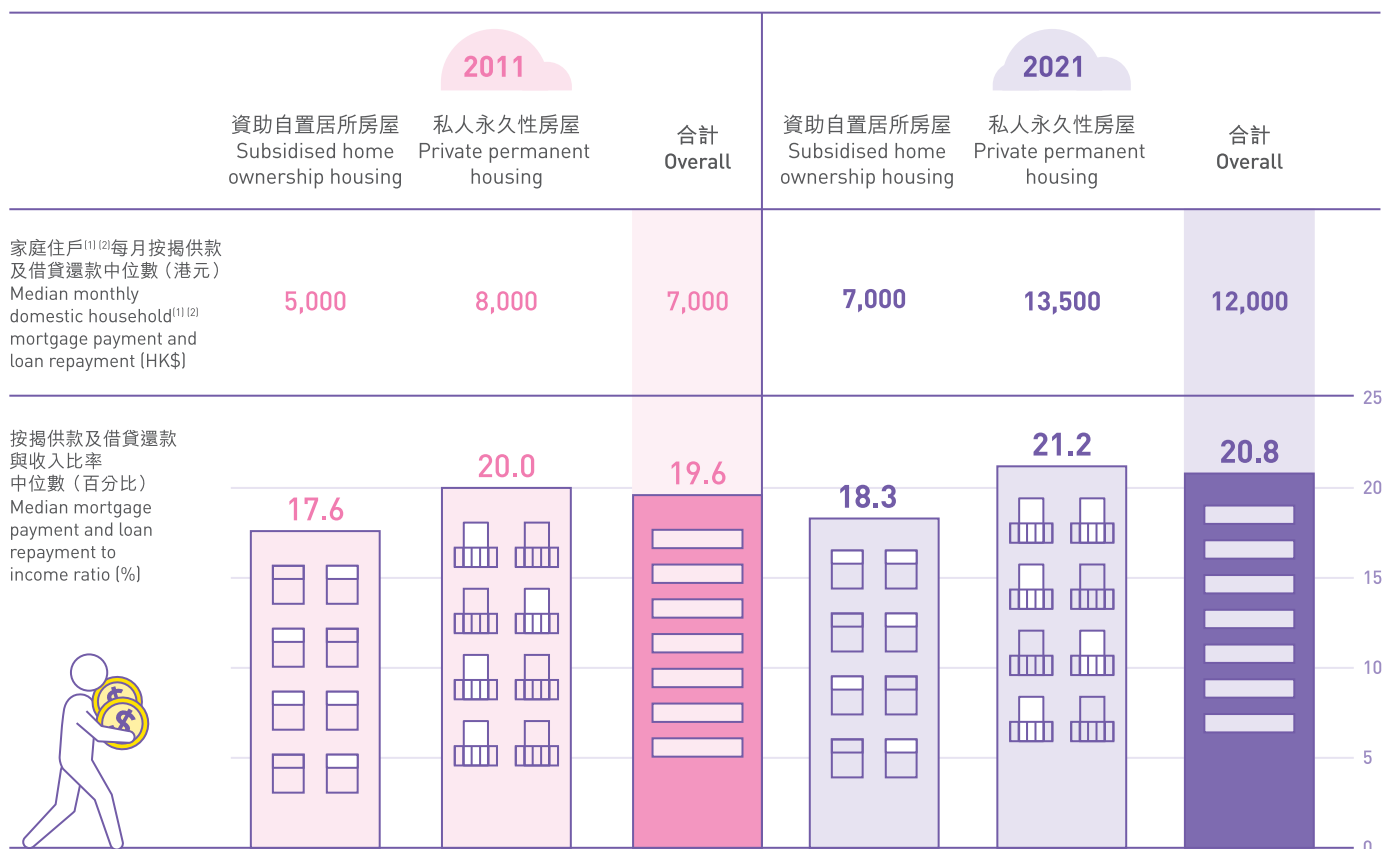
居住在自置物業內的家庭住戶比例下降 3.5 個百分點

Proportion of domestic households resided in the quarters they owned decreased by 3.5 percentage points

3.1 在過去 10 年，家庭住戶居所租住權的分布有所改變。在 2021 年，48.6% 的家庭住戶居住在自置物業內，較 2011 年的比例（52.1%）為低。同期間，居住在全租單位內的家庭住戶比例由 43.9% 增至 47.5%。在過去 10 年，分租和合租的情況已較為少有，相應的比例由 2011 年的 0.5% 下降至 2021 年的 0.1%。

In the past 10 years, the distribution of the tenure of accommodation of domestic households had changed. 48.6% of domestic households owned the quarters they occupied in 2021, down from 52.1% in 2011. The proportion of sole tenants rose from 43.9% to 47.5% over the same period. Both sub-letting and co-letting became less common in the last decade. The corresponding proportion decreased from 0.5% in 2011 to 0.1% in 2021.

04 2011 年及 2021 年按房屋類型劃分住在自置居所的家庭住戶⁽¹⁾⁽²⁾的住房支出 Housing cost of domestic households⁽¹⁾⁽²⁾ living in owner-occupier accommodation by type of housing, 2011 and 2021



註釋: (1) 數字不包括住在船艇上的家庭住戶。

(2) 數字只包括居於自置屋宇單位及有按揭供款或借貸還款的家庭住戶。

Notes: (1) Figures exclude domestic households living on board vessels.

(2) Figures only include domestic households owning the quarters they occupy with mortgage payment or loan repayment.

自置私人永久性房屋住戶每月按揭供款及借貸還款中位數為 13,500 元 Owner-occupiers in private permanent housing incurred a median monthly mortgage payment of \$13,500







4.1 在 2021 年，住在自置私人永久性房屋而有按揭供款或借貸還款的住戶，其每月按揭供款及借貸還款中位數為 13,500 元。這些住戶的按揭供款及借貸還款與收入比率中位數為 21.2%。

For domestic households living in owner-occupied private permanent housing and with mortgage payment or loan repayment, the median mortgage payment and loan repayment was \$13,500. The median mortgage payment and loan repayment to income ratio was 21.2%.

4.2 在理解 21.2% 這個數字，必須注意這個數字是指所有有按揭供款及借貸還款的自置私人永久住宅樓宇單位的“中位數”。換句話說，一半居於這些單位的家庭住戶，其還款與收入比率高於這數字，而其餘一半低於這數字。

In interpreting the figure of 21.2%, it should be noted that the figure refers to “median” ratio among all owner-occupied households in private permanent housing with mortgage payment and loan repayment. In other words, half of these households had repayment to income ratio more than that percentage, and the other half had less than that.

05 2011 年及 2021 年按屋宇單位類型劃分租住居所的家庭住戶⁽¹⁾⁽²⁾的住房支出 Housing cost of domestic households⁽¹⁾⁽²⁾ renting the accommodation they occupy by type of quarters, 2011 and 2021

家庭住戶每月租金中位數 ⁽¹⁾ (港元) Median monthly domestic household rent ⁽¹⁾ (HK\$)		屋宇單位類型 Type of quarters	租金與收入比率中位數 ⁽²⁾ Median rent to income ratio ⁽²⁾	
2011	2021		2011	2021
		 永久性屋宇單位 Permanent quarters		
		 公營租住房屋單位 Public rental housing units	10.6%	11.7%
1,210	2,090	 私人住宅單位 Private residential flats	25.7%	31.4%
7,500	12,000	 私人永久性房屋的其他屋宇單位 Other quarters in private permanent housing	15.8%	23.8%
3,800	7,800	 其他房屋類型的永久性屋宇單位 ⁽³⁾ Permanent quarters in other types of housing ⁽³⁾	20.6%	24.8%
6,000	7,500	 臨時屋宇單位 ⁽⁴⁾ Temporary quarters ⁽⁴⁾	19.4%	22.9%
1,500	3,500			
1,600	2,900	合計 Overall	13.9%	16.8%

註釋：(1) 數字是根據居於租住居所的家庭住戶編製。

(2) 計算租金與收入比率中位數的涵蓋範圍與計算家庭住戶每月租金中位數的涵蓋範圍略有不同，詳細的涵蓋範圍請參閱《2021 年人口普查 - 主要結果》報告內的「中文詞彙釋義」。

(3) 數字包括租住在資助自置居所房屋及非住宅用房屋內的永久性屋宇單位的家庭住戶。

(4) 數字不包括住在船艇上的家庭住戶。

Notes: (1) Figures are compiled based on domestic households renting the accommodation they occupy.

(2) The coverage in calculating median rent to income ratio is slightly different from that in calculating median monthly domestic household rent. Please refer to "Definition of Terms in English" of the "2021 Population Census - Main Results" report for details of the coverage.

(3) Figures include domestic households renting units of permanent quarters in subsidised home ownership housing and non-domestic housing.

(4) Figures exclude domestic households living on board vessels.

私人住宅單位租戶的每月租金中位數為 12,000 元 Rental households in private residential flats recorded a median monthly rent of \$12,000

5.1 在 2021 年，租住私人住宅單位的家庭住戶其每月租金的中位數為 12,000 元，較 10 年前上升 60.0%。這些住戶的租金與收入比率中位數為 31.4%，高於 10 年前的 25.7%。居住在公營租住房屋單位的家庭住戶，所付月租的中位數在 2021 年為 2,090 元，而租金與收入比率中位數為 11.7%。

In 2021, the median monthly domestic household rent of domestic households renting private residential flats was \$12,000, representing an increase of 60.0% in the past 10 years. The median rent to income ratio was 31.4%, higher than the 25.7% 10 years ago. For domestic households in public rental housing units, the median rent was \$2,090 in 2021, while the median rent to income ratio was 11.7%.

其他參考資料

- 《2021 年人口普查 - 主要結果》
- 《2021 年人口普查 - 簡要報告》

Other references

- 2021 Population Census - Main Results
- 2021 Population Census - Summary Results